

Recordation Requested By/Return to:
20 20 TITLE LLC
333 TECHNOLOGY DRIVE, SUITE 112
CANONSBURG, PA 15317
File No. 2020-24004977

Send Tax Notices to:
MIRANDA L BROWNING AND CODY E BROWNING
107 SHADY HILLS CIR
CALERA, AL 35040

This Instrument Prepared By:
LYNN BYRD AL Bar No. ASB6789D60L
o/b/o BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

WARRANTY DEED

Executed this 10 day of May, 2024, for good consideration of **Zero and 00/100 Dollars (\$0.00)**, I (we) **MIRANDA L BROWNING, FORMERLY KNOWN AS MIRANDA WILLOUGHBY, MARRIED** whose mailing address is 107 SHADY HILLS CIR, CALERA, AL 35040 hereby bargain, deed and convey to **MIRANDA L. BROWNING AND CODY E. BROWNING, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose mailing address is 107 SHADY HILLS CIR, CALERA, AL 35040 the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

The following described real estate, situated in ~~Jefferson~~^{Shelby} County, Alabama, the address of which is **107 Shady Hills Circle, Calera, AL 35040**; to wit:

Lot 3, according to the Survey of Shady Hills, as recorded in Map Book 16, Page 83, in the Probate Office of Shelby County, Alabama.

APN: 286230000011038

Assessed Value, 214,300.00

Property Address: 107 SHADY HILLS CIR, CALERA, AL 35040

This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 10th day of May, 2024.

Miranda L. Browning

MIRANDA L. BROWNING, F/K/A MIRANDA WILLOUGHBY

STATE OF ALABAMA

COUNTY OF Shelby SS. }

I, Jacquelyn Williams, a Notary Public, hereby certify that
MIRANDA L. BROWNING, F/K/A MIRANDA WILLOUGHBY whose name(s) is/are signed to the
foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the
same bears date. Given under my hand this 10 day of
May, 2024.

Jacquelyn Williams 6/2/2025
Notary Public

JACQUELYN WILLIAMS
NOTARY PUBLIC
STATE OF ALABAMA



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2024 02:17:48 PM
\$239.50 PAYGE
20240702000200640

Allie S. Bayl